



Lackawanna County

Commissioners
Jerry Notarianni • Debi Domenick, Esq. • Chris Chermak

October 15, 2021

Dear Dunmore Borough Council,

Lackawanna County Department of Planning and Economic Development was awarded a U.S. EPA Brownfields Community Wide Assessment grant in 2019. This grant provides funding to the County to conduct Environmental Site Assessments on property they do not own for the benefit of the landowner. Sites located in the Anthracite Region typically have a history or association with the historical coal mining operations. These operations often, due to the processing efforts of coal mining, left many areas with elevated levels of metals and polyaromatic hydrocarbons. As many areas in our region are "built out" we believe the site identified as Tax ID 12401010002 (see attached) and consisting of approximately 234-acres of vacant land would be an excellent candidate for potential economic development and/or reuse.

In an effort to assist you in your potential planning stages of the property located in Dickson City, Lackawanna County would be pleased to offer you a Phase I Environmental Site Assessment (ESA) completed on this site, at no cost to you, all associated cost would be covered by our US EPA Brownfields grant. A Phase I ESA is the first step in any site development/reuse. A Phase I ESA is required to evaluate a site for potential historic environmental liabilities that may be present as well as being required for the pursuit of additional grant funding for site redevelopment, if applicable. Lending institutions also require a Phase I ESA be completed prior to any loan or development capital as utilized as the environmental liability of a site "moves forward" with the potential new owner and in turn put the lender at risk. A Phase I ESA completed pursuant to ASTM 15827-13 meets the requirements of the U.S. EPA's "All Appropriate Inquiry" or AAI. AAI is a process of evaluating a property's environmental conditions and assessing potential liability for contamination. AAI must be conducted to obtain certain protections from liability under the federal Superfund Law (CERCLA).

A Phase I ESA evaluates the history of a site, reviews local and state records along with historical reports and mapping for the evaluation of Recognized Environmental Conditions (RECs). A REC is defined by ASTM E1527-13 as *"The presence or likely presence of any hazardous substance or petroleum products in, on, or at a property: (1) due to a release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment."*



Lackawanna County

Commissioners

Jerry Notarianni • Debi Domenick, Esq. • Chris Chermak

Page 2

October 15, 2021

If you would like to move forward, we would need your permission to access this site for the purpose of having a Phase I ESA completed, again at no cost to you. The process takes approximately 4-6 weeks from the date of approval and a copy of the report would be provided to you. Lackawanna County has approximately one year left to utilize this funding and has several sites for consideration. If you would kindly let us know if we may utilize our funding to complete a Phase I ESA on your site by November 15, 2021, it would be greatly appreciated. Please contact Brenda Sacco with any questions or to provide approval to move forward at the contact information below.

Brenda Sacco

Director of Economic Development

Office 570-963-6830 Ext. 1376

saccob@lackawannacounty.org

Sincerely,

A handwritten signature in black ink, appearing to read "Debi Domenick".

Debi Domenick, Esq., Chairwoman

Lackawanna County Board of Commissioners

A handwritten signature in black ink, appearing to read "Brenda Sacco".

Brenda Sacco, Director

Planning & Economic Development